



# COUNTY OF SANTA BARBARA

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## PLANNING COMMISSION AGENDA

Hearing of May 3, 2017  
9:00 a.m.

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C. MICHAEL COONEY	1st District, Chair	Santa Barbara County
CECILIA BROWN	2nd District	Engineering Building, Room 17
MARELL BROOKS	3rd District	123 East Anapamu Street
LARRY FERINI	4th District	Santa Barbara, CA 93101
DANIEL BLOUGH	5th District, Vice-Chair	(805) 568-2000 (Planning & Development)

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**REMOTE TESTIMONY:** *Persons may address the Planning Commission and Planning Commissioners may teleconference by using the remote video testimony system located at the Betteravia Government Center, Board of Supervisors' Conference Room, 511 East Lakeside Parkway, Santa Maria.*

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*Items will be heard in the order listed on the agenda unless the Planning Commission changes the order of the agenda or the item is to be continued. Estimated discussion times allocated for each project are shown following the project descriptions. These estimated times are approximate. At 9:00 a.m., during the Agenda Status Report, the Planning Commission will determine which items will be continued. Applicants/Agents are expected to be present to represent their items when they come up on the agenda. In the absence of representation the Commission will decide whether to continue it to a future date. A fee must be paid for a Planning Commission hearing continuance requested by the applicant. Please call your planner or accounting at (805) 568-2003 to determine the amount due. Upon receipt of the fee a hearing date will be scheduled. Any questions pertaining to individual projects should be directed to the designated planner.*

*Written comments are welcome. All letters should be addressed to the Santa Barbara County Planning Commission, 123 East Anapamu Street, Santa Barbara, CA 93101. Letters, with nine copies, and computer materials, e.g. PowerPoint presentations, should be filed with the secretary of the Planning Commission no later than 12:00 P.M. on the Monday before the Planning Commission hearing. The decision to accept late materials will be at the discretion of the Planning Commission.*

*The public has the opportunity to comment on any item on today's Administrative, Consent, Conceptual or Standard Agenda. Speaker slips are available by the door and should be filled in and handed to the Secretary before the hearing begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. For items on the Standard Agenda, the Planning Commission Chairperson will announce when public testimony can be given. Please be aware that the Commission will consider testimony on both the project and the related environmental document.*

*Photos, slides, videos, models or other physical items presented as evidence during a hearing shall be retained by the Hearing Support Staff until the expiration of all applicable appeal periods.*

*If you challenge the project(s) 16APL-00000-00014, 16APL-00000-00015, 16DVP-00000-00006, 17ORD-00000-00002, or 17ORD-00000-00003 in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence to the Planning Commission at, or prior to the public hearing, Government Code Section 65009.*

*Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission prior to the a meeting but less than 72 hours prior to that meeting shall be available for public inspection at Santa Barbara County Planning and Development, 123 E. Anapamu Street, Santa Barbara, CA. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the County Planning Commission and that are distributed to a majority of all of the members of the County Planning Commission during the meeting shall be available for public inspection at the back of the hearing room, at 123 E. Anapamu Street, Santa Barbara, CA.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable the Hearing Support Staff to make reasonable arrangements.*

**TV COVERAGE ANNOUNCEMENT:** *Planning Commission Hearings are televised live on County Santa Barbara Television (CSBT) Channel 20 at 9:00 A.M. in the South Coast, Lompoc, Santa Ynez Valley, Santa Maria and Orcutt areas. Rebroadcast of Planning Commission Hearings are on Fridays at 5:00 P.M. on CSBT Channel 20. This hearing will also be streamed live on CSBT's website at <https://www.countyofsb.org/ceo/csbtv/livestream.sbc> and digitally archived at <http://www.countyofsb.org/ceo/csbtv/archives.sbc>*

**ADMINISTRATIVE AGENDA:**

- I. **PLEDGE OF ALLEGIANCE**
- II. **TV COVERAGE ANNOUNCEMENT:** *by Lia Graham.*
- III. **ROLL CALL:** *by Lia Graham.*
- IV. **AGENDA STATUS REPORT:** *The Planning Commission Secretary will report on the status of the items on today's agenda.*
- V. **PROJECTION REPORT:** *The Planning Commission Secretary will provide a summary of the Planning Commission's Agenda Projection Report, including upcoming projects, briefings, and workshops.*
- VI. **PUBLIC COMMENT:** *Public Comment period is set aside to allow public testimony on items **not** on today's agenda. The time allocated to each speaker will be set at the discretion of the Chair. Total time allocated for public comment is 15 minutes. When testifying before the Planning Commission, personal attacks and other disruptive behavior are not appropriate.*
- VII. **PLANNING COMMISSIONER'S INFORMATIONAL REPORTS:** *Individual Commissioners may present brief reports on planning issues, such as seminars, meetings and literature that would be of interest to the public and/or Commission, as a whole.*
- VIII. **MINUTES:** The Minutes of April 5, 2017 will be considered.
- IX. **DIRECTOR'S REPORT AND BOARD OF SUPERVISORS HEARING SUMMARY:** *The Director of Planning and Development will report on items of general interest to the Planning Commission and members of the public, including items that have been or will be considered by the Santa Barbara County Board of Supervisors.*
- X. **STANDARD AGENDA:**

1.	<b>16APL-00000-00014</b> <b>16APL-00000-00015</b>	<b>Honey Appeal of the Chachakos</b> <b>Second Unit, Workshop, and Garage</b>	<b>Toro Canyon</b>
	<b>Exempt, CEQA Guidelines Section 15303</b>	Alex Tuttle, Supervising Planner (805) 884-6844 Sean Herron, Planner (805) 568-3510	

Hearing on the request of Susan Basham, agent for the appellants Ryan and Tamara Honey, to consider Case Nos. 16APL-00000-00014 and 16APL-00000-00015 [applications filed on May 13, 2016 and June 13, 2016, respectively] to appeal the South County Board of Architectural Review's preliminary approval of Case No. 15BAR-00000-00141 and the Director's approval of Case No. 15LUP-00000-00300, in compliance with Chapter 35.102.040.A of the County Land Use and Development Code, on property located in the 1-E-1 zone; and to determine that approval of the project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303. The application involves Assessor Parcel No. 155-100-013, located at 2825 Hidden Valley Lane, in the Toro Canyon Community Plan area, First Supervisorial District. (Continued from 4/05/17)

2. **16DVP-00000-00006** **Behunin Addition** **Hollister Ranch**  
**Addendum to 01-ND-31** Errin Briggs, Energy Specialist (805) 568-2047  
Kathryn Lehr, Planner (805) 568-3560

Hearing on the request of Lee Shirvanian, agent for owner Tim Behunin, to consider Case Nos. 16DVP-00000-00006 and 16CDP-00000-00034 [application filed on April 21, 2016] to allow for the construction of a new garage and additions to an existing single family residence; and to accept the Addendum to Negative Declaration (01-ND-31) pursuant to Section 15164 of the State Guidelines for Implementation of the California Environmental Quality Act. There would be no new significant environmental impacts as a result of this Development Plan request. The application involves Assessor Parcel No. 083-690-021, located at Parcel 103 in Hollister Ranch, in the Gaviota area, Third Supervisorial District. (Estimated Time: 1 hr.)

3. **17ORD-00000-00002** **Transitional and Supportive**  
**17ORD-00000-00003** **Housing Ordinance Amendments** **Countywide**  
Exempt, CEQA Guidelines Sections 15061(b)(3) Allen Bell, Supervising Planner (805) 568-2056  
and 15265 Jessi Steele, Planner (805) 884-8082

Hearing on the request of the Planning and Development Department that the County Planning Commission:

- a) **17ORD-00000-00002.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00002) amending Article 35.2, Zones and Allowable Land Uses, Article 35.4, Standards for Specific Land Uses, and Article 35.10, Glossary, of Section 35-1, the County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code;
- b) **17ORD-00000-00003.** Recommend that the Board of Supervisors adopt an ordinance (Case No. 17ORD-00000-00003) amending Division 2, Definitions, Division 4, Zoning Districts, and Division 7, General Regulations, of Article II, the Coastal Zoning Ordinance (CZO), of Chapter 35, Zoning, of the Santa Barbara County Code; and

to determine the project is exempt from CEQA pursuant to Sections 15061(b)(3) and 15265 of the State Guidelines for Implementation of the California Environmental Quality Act. The proposed ordinance amendments add definitions of transitional and supportive housing and allow transitional and supportive housing as residential uses, subject only to those permits and regulations that apply to other dwellings of the same type in the same zone, pursuant to Government Code Sections 65582 and 65583(a)(5). (Estimated Time: 45 min.)

The Planning Commission Agenda, Marked Agenda and Staff Reports are available on the  
Planning and Development Web Site at  
[www.sbcountyplanning.org](http://www.sbcountyplanning.org)

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Dianne M. Black  
Secretary to the Planning Commission